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ESTATE AGENTS

St. Marks Road | Pelsall, Walsall | WS3 4HT

Offers Over £290,000

 **Webbs**
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Summary

** IMPRESSIVE DETACHED FAMILY HOME ** EXTENDED TO THE REAR ** IMMACULATEDLY PRESENTED THROUGHOUT ** DESIRABLE LOCATION CLOSE TO SCHOOLS AND AMENITIES ** INTERNAL VIEWING IS ESSENTIAL ** EXTENDED GENEROUS LOUNGE & DINING ROOM ** MODERN KITCHEN ** THREE GOOD SIZED BEDROOMS ** FAMILY BATHROOM **

Webbs Estate Agents have pleasure in offering this well maintained extended detached family home, situated in a popular location, being close to all local amenities and good schools. Briefly comprising: porch, guest WC, through hallway, modern kitchen, lounge and dining room. To the first floor there is a landing leading to three good sized bedrooms and family bathroom. Externally there is a private driveway, garage, fore garden and private rear garden.

Key Features

- DESIRABLE AND MUCH SOUGHT AFTER LOCATION
- THREE GOOD SIZED BEDROOMS
- EXTENDED MAIN LIVING ROOM/DINING ROOM/SNUG
- GARAGE, DOUBLE DRIVE
- GREAT SCHOOL CATCHMENT
- IMMACULATEDLY PRESENTED AND IMPROVED TO HIGH STANDARD
- RE FITTED MODERN FAMILY BATHROOM & GUEST WC
- MODERN FITTED KITCHEN
- PRIVATE AND ENCLOSED REAR GARDEN
- EASY ACCESS TO LOCAL AMENITIES AND SHOPS

Rooms and Dimensions

PORCH

GUEST WC

THROUGH HALLWAY

MODERN KITCHEN

10'9" x 8'4" (3.28m x 2.55m)

LOUNGE

19'10" x 10'11" (6.06m x 3.33m)

DINING ROOM

18'6" x 6'7" (5.65m x 2.01m)

LANDING

BEDROOM ONE

11'1" x 10'5" (3.40m x 3.18m)

BEDROOM TWO

14'0" x 8'10" (4.28m x 2.70m)

BEDROOM THREE

8'10" x 7'8" (2.70m x 2.35m)

FAMILY BATHROOM

10'3" x 4'5" (3.14m x 1.37m)

PRIVATE REAR GARDEN

DRIVEWAY

GARAGE

Material Information WB

COAL MINING

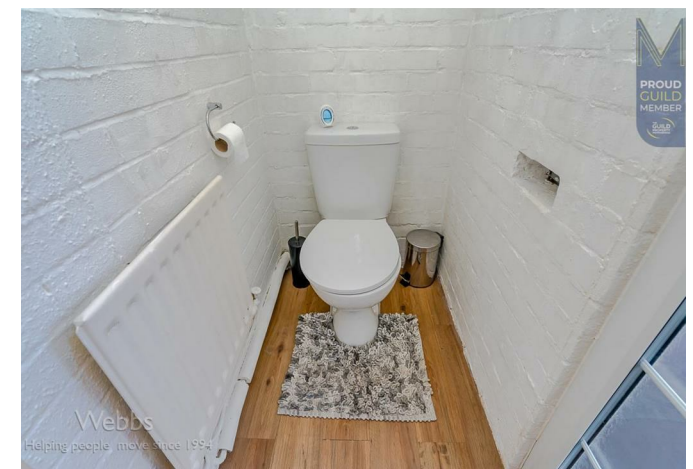
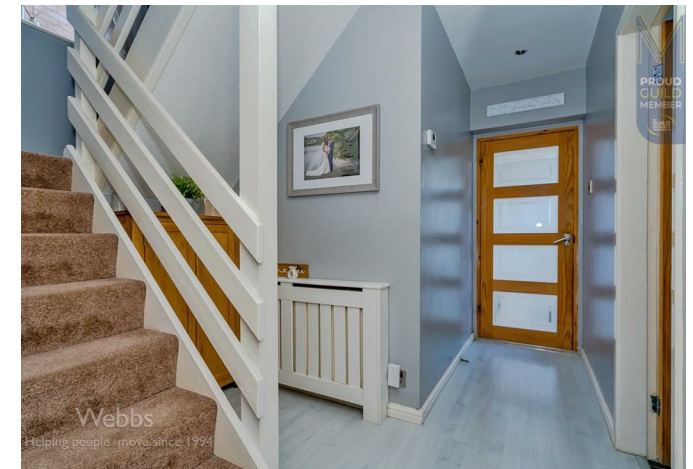
CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES





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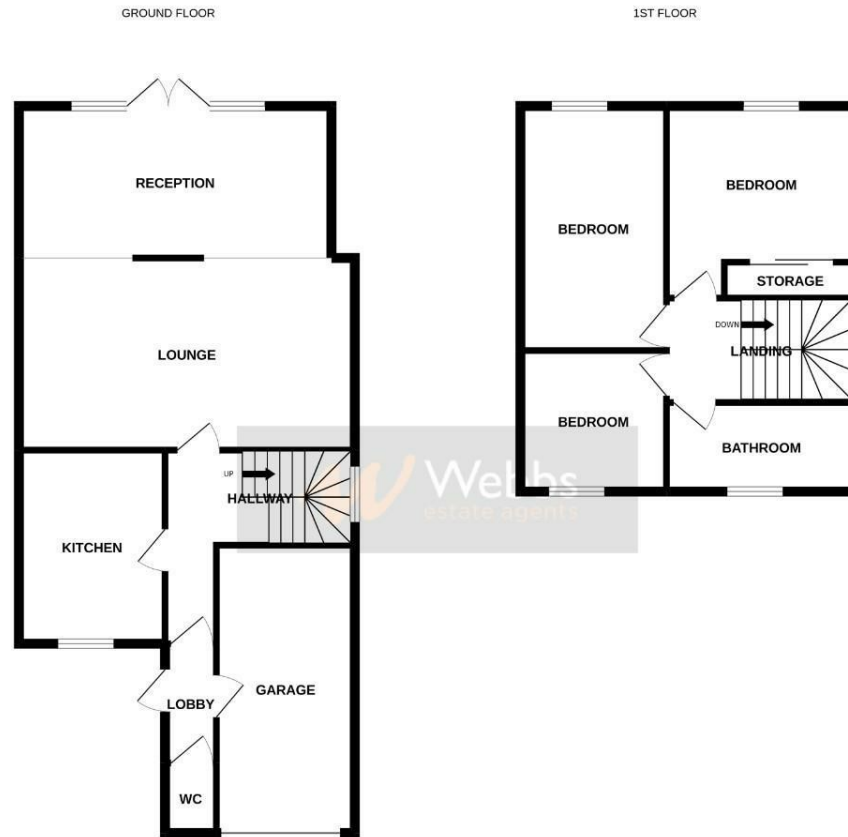
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: A 100-105 kWh/m ²	Energy Efficiency Rating: B 81-100 kWh/m ²	Environmental Impact (CO ₂) Rating: B 100-110 g/m ²	Environmental Impact (CO ₂) Rating: A 75-100 g/m ²
Energy Efficiency Rating: B 81-100 kWh/m ²	Energy Efficiency Rating: C 61-80 kWh/m ²	Environmental Impact (CO ₂) Rating: C 110-130 g/m ²	Environmental Impact (CO ₂) Rating: B 100-110 g/m ²
Energy Efficiency Rating: C 61-80 kWh/m ²	Energy Efficiency Rating: D 41-60 kWh/m ²	Environmental Impact (CO ₂) Rating: D 130-150 g/m ²	Environmental Impact (CO ₂) Rating: C 110-130 g/m ²
Energy Efficiency Rating: D 41-60 kWh/m ²	Energy Efficiency Rating: E 21-40 kWh/m ²	Environmental Impact (CO ₂) Rating: E 150-175 g/m ²	Environmental Impact (CO ₂) Rating: D 130-150 g/m ²
Energy Efficiency Rating: E 21-40 kWh/m ²	Energy Efficiency Rating: F 11-20 kWh/m ²	Environmental Impact (CO ₂) Rating: F 175-200 g/m ²	Environmental Impact (CO ₂) Rating: E 150-175 g/m ²
Energy Efficiency Rating: F 11-20 kWh/m ²	Energy Efficiency Rating: G 1-10 kWh/m ²	Environmental Impact (CO ₂) Rating: G 200-250 g/m ²	Environmental Impact (CO ₂) Rating: F 175-200 g/m ²
Energy Efficiency Rating: G 1-10 kWh/m ²	Energy Efficiency Rating: Not Rated 0 kWh/m ²	Environmental Impact (CO ₂) Rating: Not Rated 250+ g/m ²	Environmental Impact (CO ₂) Rating: Not Rated 250+ g/m ²
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